



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3729617**

DR-486
R. 11/23
Rule 12D-16.002
F.A.C.
Eff. 11/23
Page 1 of 3

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	2024-0836	County	Lake
		Tax year	2024
		Date received	9-12-24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; 2018-3 IH Borrower LP		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	3219271301-004-00500 336 Stanley Bell Dr
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**

PART 3: Taxpayer Signature

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form. Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition. Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

Signature, taxpayer

Print name

Date

PART 4: Employee, Attorney, or Licensed Professional Signature

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of _____ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number _____).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number _____).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number _____).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
Date

PART 5: Unlicensed Representative Signature

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
- Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR the taxpayer's authorized signature is in part 3 of this form.
- I am an uncompensated representative filing this petition AND (check one)
- the taxpayer's authorization is attached OR the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0836	Alternate Key: 3729617	Parcel ID: 32-19-27-1301-004-00500
Petitioner Name Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 336 STANLEY BELL DR MOUNT DORA	<input type="checkbox"/> Check if Multiple Parcels
Owner Name 2018-3 IH Borrower LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 413,117	\$ 413,117
2. Assessed or classified use value, *if applicable	\$ 347,650	\$ 347,650
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 347,650	\$ 347,650
*All values entered should be county taxable values, School and other taxing authority values may differ.		

Last Sale Date 9/18/2013 **Price:** \$180,000 Arm's Length Distressed Book 4384 Page 852

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3729617	1469660	1473071	3432070
Address	336 STANLEY BELL DR MOUNT DORA	110 N CLAYTON ST MOUNT DORA	401 GROVELAND RD MOUNT DORA	201 POND RD MOUNT DORA
Proximity				
Sales Price		\$457,000	\$489,000	\$580,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	0.00%	1.60%
Adjusted Sale		\$388,450	\$415,650	\$502,280
\$/SF FLA	\$176.24 per SF	\$213.67 per SF	\$173.19 per SF	\$185.21 per SF
Sale Date		12/18/2023	4/25/2024	8/30/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	2,344	1,818	26300	2,400	-2800	2,712	-18400
Year Built	1997	1952		1985		1993	
Constr. Type	Block Stucco	Block		Wood		Block Stucco	
Condition	Very Good	Very Good		Very Good		Very Good	
Baths	2.0	2.0		2.1	-2500	3.0	-5000
Garage/Carport	4 Car Garage	None	40000	2 Car Garage	20000	4 Car Garage	
Porches	Open	Open		Screen	-5000	Screen	-5000
Pool	N	N	0	Y	-20000	N	0
Fireplace	0	0	0	1	-2500	1	-2500
AC	Central	Central	0	Central	0	Central	0
Other Adds							
Site Size	0.40	0.29		0.30		1.20	-55000
Location							
View							
		Net Adj. 17.1%	66300	-Net Adj. 3.1%	-12800	-Net Adj. 17.1%	-85900
		Gross Adj. 17.1%	66300	Gross Adj. 12.7%	52800	Gross Adj. 17.1%	85900
Adj. Sales Price	Market Value \$413,117	Adj Market Value	\$454,750	Adj Market Value	\$402,850	Adj Market Value	\$416,380
	Value per SF 176.24						

The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

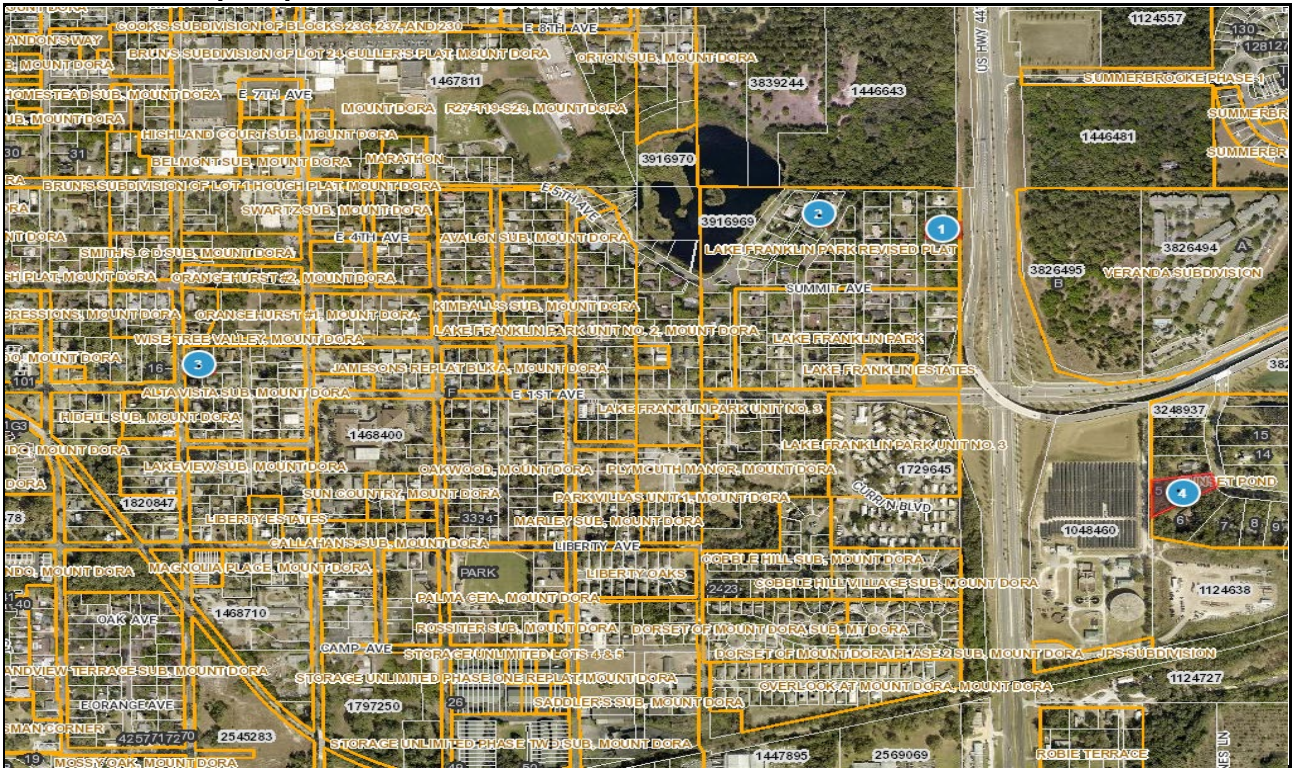
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

DEPUTY: Josh Bush

DATE 11/25/2024

2024-083€ Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3729617	336 STANLEY BELL DR MOUNT DORA	-
2	Comp 2	1473071	401 GROVELAND RD MOUNT DORA	0.09
3	Comp 1	1469660	110 N CLAYTON ST MOUNT DORA	0.71
4	Comp 3	3432070	201 POND RD MOUNT DORA	0.39
5				
6				
7				
8				

Alternate Key 3729617
 Parcel ID 32-19-27-1301-004-00500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0836 Subject
 PRC Run: 11/27/2024 By

Card # 1 of 1

Current Owner		
2018-3 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

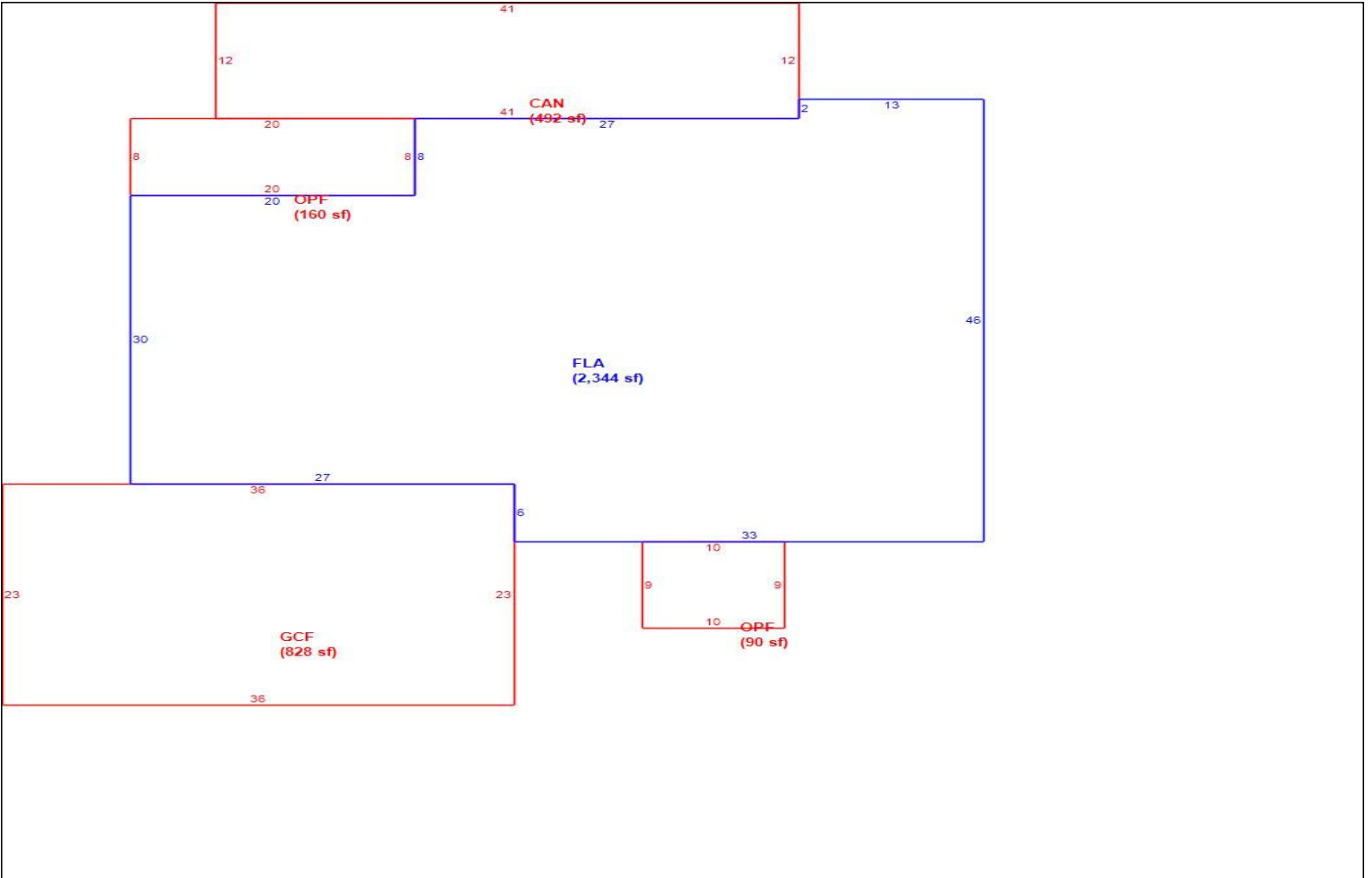
Subject

Property Location		
Site Address	336 STANLEY BELL DR MOUNT DORA FL 32757	
Mill Group	00MD	NBHD 0717
Property Use		Last Inspection
00100	SINGLE FAMILY	LPD 03-05-201

Legal Description
LAKE FRANKLIN PARK REVISED PLAT PB 9 PG 21 LOTS 5, 6 BLK 4 ORB 5135 PG 1894

Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	100	174		17,400.00 FD	550.00	1.1183	1.60	1.000	1.000	0	98,410
Total Acres		0.40		JV/Mkt		0		Total Adj JV/Mkt		98,410		
Classified Acres		0		Classified JV/Mkt		98,410		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 342,073	Deprec Bldg Value 314,707	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,344	2,344	2344	1997	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	828	0	Base Rate	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	250	0	Building RCN	Condition	VG	Heat Type	6
PAT	PATIO UNCOVERED	0	492	0	% Good	Foundation	3	Fireplaces	0
TOTALS		2,344	3,914	2,344	Functional Obsol	Roof Cover	3	Type AC	03
					Building RCNLD	314,707			

Alternate Key 3729617
 Parcel ID 32-19-27-1301-004-00500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0836 Subject By
 PRC Run: 11/27/2024
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1998	9700151	03-25-1997	12-01-1997	95,000	0000	3BR SFR,336 STANLEY BEL			
1998	00001	01-01-1997	12-01-1997	123	0000	SFR U/C 1-97			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018078381	5135	1894	06-28-2018	WD	U	M	I	0			
	4646	1567	06-25-2015	WD	U	M	I	100			
	4384	0852	09-18-2013	WD	Q	Q	I	180,000			
	1468	1929	09-01-1996	WD	Q	Q	V	22,000			
Total											0.00

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
98,410	314,707	0	413,117	65467	347650	0.00	347650	413117	383,223	

Parcel Notes

01 EAG FROM 1 QG FROM 575 FD 0101
 03 LOC FROM 150 FD 0603
 06 LOC FROM 200 FD 060306
 07X CARD RETURNED WITH ADD 6355 BRIDGE BROOK OVERLOOK CUMMING GA 30040 MOVED 121506 AND APPLIED FOR HX IN GA PER LETTER DTD 022307
 4384/852 JOHN M & KAREN J TOTTEN TO IH2 PROPERTY FLORIDA LP
 4646/1567 IH2 PROPERTY FLORIDA LP TO 2015-3 IH2 BORROWER LP
 4646/1567 M SALE INCL MULTIPLE PARCLES IN MULTI SUBS AND M&B
 16IT CK ADD BEHIND SFR CAN NOW LOOKS LIKE SCREEN PORCH LPD 061516
 16 MAILING ADDR CHGD FROM CO ALTUS GROUP US INC 21001 N TATUM BLVD STE 1630-630 PHOENIX AZ 85050 PER OWNER REQUEST INFO SCANNED TO AK3841726 CB 080516
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418
 5135/1894 2018-3 IH BORROWER LP AS SUCC BY MERGER WITH 2015-3 IH2 BORROWER LP TO 2018-3 IH BORROWER LP
 5135/1894 M SALE INCL OVER 25 PARCELS IN MULT SUBS
 20 PID CHGD FROM 3219271300 TO 3219271301 TO CREATE SEPARATE SUB PCL NBR FOR REVISED PLAT CB 021020
 20VAB PETITION 2020-199 TJW 091720
 20VAB PETITION 2020-199 WITHDRAWN NO CHANGE TJW 111020

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Alternate Key 1469660
Parcel ID 32-19-27-2600-00D-01200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0836 Comp 1
PRC Run: 11/27/2024 By
Card # 1 of 1

Current Owner		
PARLATO CAROLYN K		
110 N CLAYTON ST		
MOUNT DORA	FL	32757

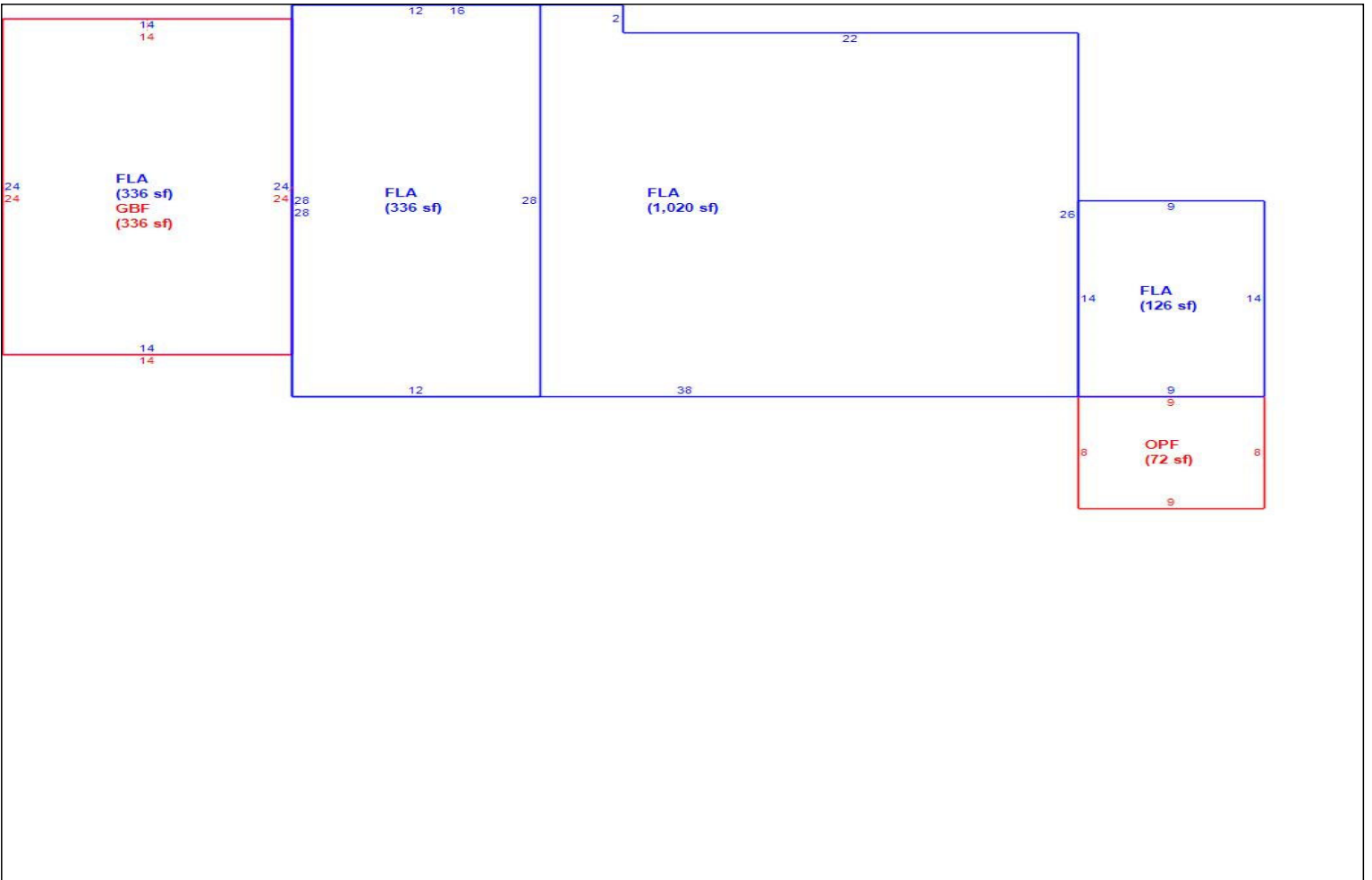
Comp 1

Property Location			
Site Address 110 N CLAYTON ST			
MOUNT DORA FL 32757			
Mill Group	00MD	NBHD	0745
Property Use		Last Inspection	
00100	SINGLE FAMILY	TMP	02-08-202

Legal Description
MOUNT DORA, ALTA VISTA LOTS 12, 13, S 15 FT OF LOT 14, BLK D PB 2 PG 14 ORB 6260 PG 2013

Land Lines													
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	85	150		12,750.00 FD	600.00	1.0554	2.50	1.000	1.000	0	134,564	
Total Acres		0.29		JV/Mkt		0		Total Adj JV/Mkt		134,564			
Classified Acres		0		Classified JV/Mkt		134,564		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 268,180
		Deprec Bldg Value 246,726	Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	2	
FLA	FINISHED LIVING AREA	1,818	1,818	1818	1952	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	336	0	124.12	Quality Grade	690	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	72	0	268,180	Wall Type	02	Heat Type	6	
TOTALS		1,818	2,226	1,818	EX	Foundation	3	Fireplaces	0	
					92.00	Roof Cover	3	Type AC	03	
					0					
					Functional Obsol					
					Building RCNLD					
					246,726					

Alternate Key 1469660
Parcel ID 32-19-27-2600-00D-01200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0836 Comp 1
PRC Run: 11/27/2024 By
Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
DEC2	DECK - WOOD	192.00	SF	4.63	2018	2018	889.00	80.00	711

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	SALE	01-01-2021		1	0099	CHECK VALUE			
2021	P20-02-0002	02-03-2020	10-28-2020	7,589	0002	REPL WINDOWS 7	01-04-2021		
2019	SALE	01-01-2018	04-04-2019	1	0099	CHECK VALUE	04-05-2019		
2009	SALE	01-01-2008	04-27-2009	1	0000	CHECK VALUES			
2002	SALE	01-01-2001	03-20-2002	1	0000	CHECK VALUE			
1995	9400317	06-01-1994	12-01-1994	400	0000	SIDING			
1995	9400092	02-01-1994	12-01-1994	1,000	0000	FENCE			
1994	00001	12-01-1993	12-01-1994	1	0000	CK FOR'95 ROLL			
1994	9300291	05-01-1993	12-01-1993	850	0000	STUCCO,DRIVEWAY,ETC.			
1994	00001	05-01-1993	12-01-1993	23	0000	CK SKETCH,2-STORT..BSMT??			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023154916	6260	2013	12-18-2023	WD	Q	01	I	457,000	003	DISABILITY VETERAN	2024	5000
2022093937	5988	2430	04-15-2022	QC	U	11	I	0	039	HOMESTEAD	2024	25000
2022057173	5943	1326	03-28-2022	WD	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
2021032343	5660	0249	02-20-2021	WD	Q	01	I	335,000				
2019001511	5219	0136	12-28-2018	WD	Q	Q	I	280,000				
Total											55,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
134,564	246,726	711	382,001	0	382001	55,000.00	327001	352001	374,052	

Parcel Notes

88 NBHD CHGD FROM 4090
 91 ADD GBF SBF BOTH NPA UNDER FLA FER 051892
 97 DEBRA BONVISUTO DIVORED RICHARD96
 00 LAND LOC FROM 150 QG FROM 400 FD 0500
 1957/1148 DEBRA L BONVISUTO TO JOANNE L HODGES
 02FC QG FROM 450 FD 0302
 02 DENY HX*JOANNE L HODGES FILED 3/4/02**MOVED ONTO THIS PROP 022100 PER HX APPLICATION *DEED DATED 051801
 03 LOC FROM 200 FD 0603
 04 QG FROM 590 FD 032404
 05 NBHD FROM 741 FER 072304
 05 UPDATE EAG FROM 2 QG FROM 630 DN 060805
 3642/2044 JOANNE L HODGES TO ROBERT D & CHRISTINE T YOUNG HW
 09FC ADD DEC NPA FIREPLACES FROM 0 BEDROOMS FROM 0 TMP 042709
 5219/136 ROBERT D & CHRISTINE T YOUNG TO JILL WALTERS
 19FC SFR GOOD COND SBF2 AND EPA6 TO FLA LOC FROM 275 NBHD FROM 744 DEC YR FROM 2009 TMP 040419
 19X RECD HX APP SIGNED BY A DAVID WALTERS AS GUARDIAN SENT EMAIL REQUEST FOR PROOF OF GUARDIANSHIP FOR US TO APPROVE APP AND CHANGE ADDR JRF 082919
 19X RECD PROOF OF GUARDIANSHIP ALLOW HX AND MAILING ADDR CHGD JRF 082919
 20BILL DELETE FLA3 12X27 ADD TO FLA1 SF FROM 658 FLA2 AND GBF3 ARE ALL ON LOWER LEVEL EAG FROM 1 SFR HAS SOME SIGNS OF AGE BUT STILL IN GOOD COND BEDS FROM 3 REMOVE FPL NOW GONE AND COVERED OVER IN WALL TMP 112119
 21FC SFR GOOD COND NEW WINDOWS QG FROM 655 TMP 102820
 5660/249 JILL E WALTERS TO KIMBERLY & KELLIE LUPE-SMITH MARRIED COUPLE
 21X COURTESY HX CARD SENT 031921
 22FC SFR GOOD COND NO PHYS CHG TMP 020822

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Alternate Key 1473071
 Parcel ID 32-19-27-1301-001-01700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0836 Comp 2
 PRC Run: 11/27/2024 By

Card # 1 of 2

Current Owner	
MULHOLLAND SEAN T & CAROL L	
PO BOX 780373	
ORLANDO	FL 32878-0373

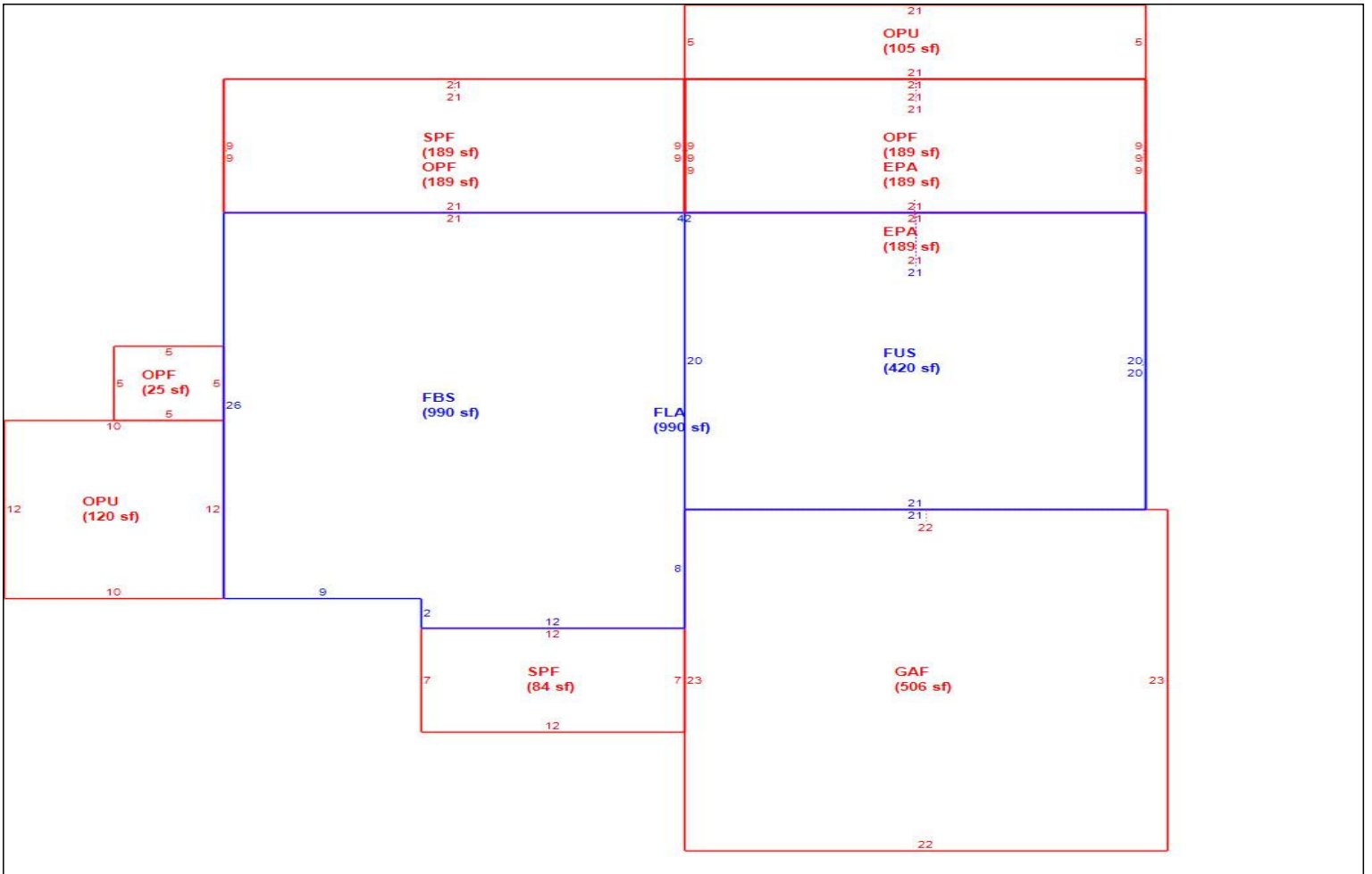
Comp 2

Property Location	
Site Address	401 GROVELAND RD
	MOUNT DORA FL 32757
Mill Group	00MD NBHD 0717
Property Use	
00100	SINGLE FAMILY
Last Inspection	
	TMP 01-01-202

Legal Description	
LAKE FRANKLIN PARK REVISED PLAT PB 9 PG 21 LOTS 17, 18 BLK 1 ORB 6324 PG 1872	

Land Lines													
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	100	130		13,000.00 FD	550.00	1.0000	1.60	1.000	1.000	0	88,000	
Total Acres		0.30		JV/Mkt		0		Total Adj JV/Mkt		88,000			
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 369,035
		Deprec Bldg Value	335,823
		Multi Story	1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	3
EPF	ENCLOSED PORCH FIN	0	378	0	Effective Area	2400	No Stories	2.00	Full Baths	2
FBS	FINISHED AREA BELOW	990	990	990	Base Rate	116.06	Quality Grade	725	Half Baths	1
FLA	FINISHED LIVING AREA	990	990	990	Building RCN	369,035	Wall Type	01	Heat Type	6
FUS	FINISHED AREA UPPER	420	420	420	Condition	VG	Foundation	2	Fireplaces	1
GAR	GARAGE FINISH	0	506	0	% Good	91.00	Roof Cover	3	Type AC	03
OPF	OPEN PORCH FINISHE	0	403	0	Functional Obsol	0				
OPU	OPEN PORCH UNFINIS	0	225	0	Building RCNLD	335,823				
TOTALS		2,400	3,912	2,400						

Alternate Key 1473071
Parcel ID 32-19-27-1301-001-01700

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Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL1	SWIMMING POOL - RESIDENTIAL	348.00	SF	25.00	2007	2007	8700.00	85.00	7,395
PLD2	POOL/COOL DECK	392.00	SF	5.38	2007	2007	2109.00	70.00	1,476
DEC3	DECK - WOOD	940.00	SF	5.66	2007	2007	5320.00	50.00	2,660

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	SALE	01-01-2019	05-27-2020	1	0099	CHECK VALUE	05-27-2020		
2008	2006090070	05-10-2007	05-09-2008	20,245	0000	POL FOR 08			
2007	2006090070	10-03-2006	05-10-2007	20,245	0000	POOL	05-10-2007		
2007	SALE	01-01-2006	06-15-2007	1	0000	CHECK VALUES			
2005	SALE	01-01-2004	05-27-2005	1	0000	CHECK VALUES			
1993	3493	02-01-1992	12-01-1992	1,000	0000	RES ALT			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024050266	6324 1872	04-25-2024	WD	Q	01	I	489,000					
2023074357	6163 1317	06-15-2023	WD	U	37	I	464,400					
2021144188	5817 1843	10-12-2021	WD	Q	01	I	390,000					
2019120791	5363 0785	10-04-2019	WD	Q	Q	I	258,500					
	3205 1349	06-30-2006	WD	Q	Q	I	350,000					
Total											0.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
88,000	335,822	11,531	435,353	0	435353	0.00	435353	435353	299,807	

Parcel Notes

85 BASEMENT IS 20X42
 88 NBHD FROM 4077
 92 ADD OPU10 GW 040593
 97 ADJUSTED LAND AND SFR FD
 01 CHANGE PCT FINISHED BSMT TO 100 FD 0101
 1991/569 EDWARD L JR & HOPE M BARTON HW AND ANDREA B WARREN JTWROS
 2294/624 EDWARD L JR & HOPE M BARTON TO ANDREA B WARREN MARRIED
 04X ANDREA B WARREN IS MARRIED TO PHILIP G WARREN THEY LIVE AT AK1586763
 2588/1112 CONNIE COUDEN SINGLE
 05FC OPF4 TO SPF OPF7 TO SPF OPF9 TO SPF ADD OPF11 ALL NPA COND FROM 2 QG FROM 525 SFR IN SUPERIOR COND DN 052705
 06 LOC FROM 200 FD 060306
 3205/1349 CONNIE COUDEN TO SUSAN K & DE M MILLER HW
 07FC POL UC QG FROM 565 TMP 051007
 07 LOC FROM 300 TMP 061507
 08X MILLER MAILED 08HC APPL BUT DID NOT SEND COPIES OF FL INFO
 08FC SPF3 TO OPF3 OPF6 TO EPA6 SPF7 TO EPA7 ADD MISC QG FROM 690 TMP 050908
 5363/785 DE M & SUSAN K MILLER AKA SUE MILLER TO JEREMY SCOTT BROWNING SINGLE AND STEPHANIE MARTIN SToudenMIRE SINGLE JTWROS
 20X COURTESY HX CARD SENT 010320
 20 PID CHGD FROM 3219271300 TO 3219271301 TO CREATE SEPARATE SUB PCL NBR FOR REVISED PLAT CB 021020
 20IT QG FROM 665 EAG FROM 1 COND FROM 3 TMP 052720
 5817/1843 JEREMY SCOTT BROWNING & STEPHANIE MARTIN SToudenMIRE TO MELISSA IRIS & DENNIS GONZALEZ HW
 6163/1317 MELISSA IRIS & DENNIS GONZALEZ TO OPENDOOR PROPERTY TRUST I
 6324/1872 OPENDOOR PROPERTY TRUST I TO SEAN THOMAS & CAROL LYNN MULHOLLAND HW

Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.

Alternate Key 3432070
 Parcel ID 33-19-27-0200-000-00500

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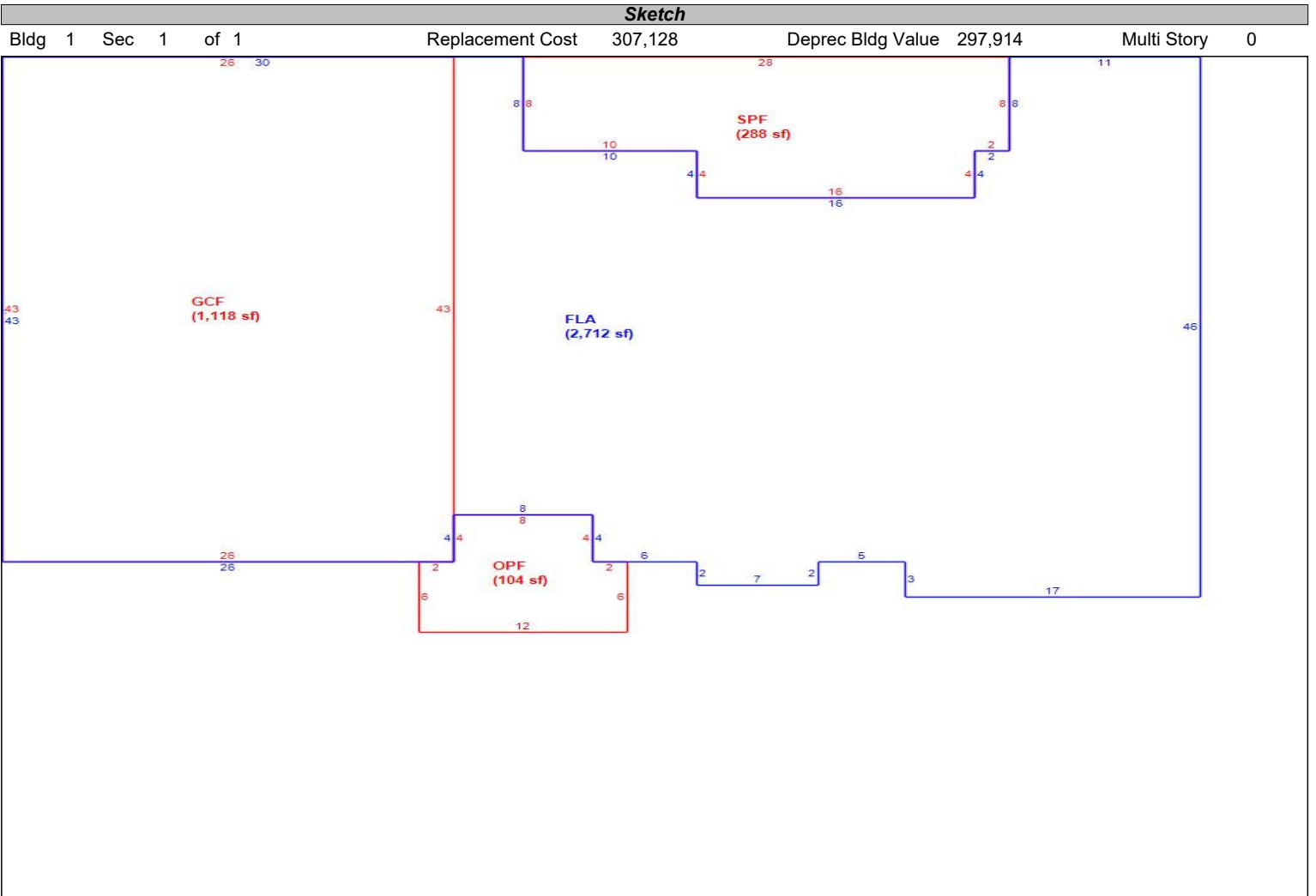
Current Owner		
SINGLETON KIMBERLY & TIMOTHY		
201 POND RD		
MOUNT DORA	FL	32757

Comp 3

Property Location			
Site Address 201 POND RD			
MOUNT DORA FL 32757			
Mill Group	0002	NBHD	2389
Property Use		Last Inspection	
00100	SINGLE FAMILY	TMP	01-01-202

Legal Description
SUNSET POND SUB LOT 5 PB 26 PGS 57-58 ORB 6204 PG 2378

Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	60,000.00	0.0000	1.00	1.150	1.000	0	69,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		69,000		
Classified Acres		0		Classified JV/Mkt		69,000		Classified Adj JV/Mkt		0		



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,712	2,712	2712	1993	2712	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	1,118	0	90.06	0	Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	104	0	307,128	0	Condition	EX	Heat Type	6
SPF	SCREEN PORCH FINIS	0	288	0	% Good	97.00	Foundation	3	Fireplaces	1
TOTALS		2,712	4,222	2,712	Functional Obsol	0	Building RCNLD	297,914	Roof Cover	3
									Type AC	03

Alternate Key 3432070
 Parcel ID 33-19-27-0200-000-00500

LCPA Property Record Card
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2024-0836 Comp 3
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 Card # 1 of 1

Miscellaneous Features
 *Only the first 10 records are reflected below

Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2019	SALE	01-01-2018	06-01-2019	1	0099	CHECK VALUE	02-12-2019	
2009	2008100323	10-15-2008	03-31-2009	9,000	0000	REROOF SHINGLE		
1993	00001	12-01-1992	12-01-1993	85,000	0000	SFR U/C 93		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023108203	6204 2378	08-30-2023	WD	Q	01	I	580,000	039	HOMESTEAD	2024	25000
2018078384	5135 1933	06-26-2018	WD	Q	Q	I	350,000	059	ADDITIONAL HOMESTEAD	2024	25000
	1201 1716	12-01-1992	WD	Q	Q	V	18,500				
Total											50,000.00

Value Summary

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
69,000	297,914	0	366,914	0	366914	50,000.00	316914	341914	357,823

Parcel Notes

97 ADJUSTED LAND AND BLDG TO MKT FD
 06 LOC FROM 150 QG FROM 550 FD 030806
 09 QG FROM 600 TMP 033109
 18X BEBBER DENNIS G & CLARE R FILED 18HX AK 1240816 LP 030218
 5135/1933 DENNIS G & CLARE R BEBBER TO MARTIN L & DONNA R SMITH HW
 18CC SUBMITTED HX APP KCH 081418
 19FC SFR GOOD COND CORRECT SKETCH XFIX FROM 0 SCANNED TMP 021119
 6204/2378 MARTIN L & DONNA R SMITH TO KIMBERLY & TIMOTHY SINGLETON HW
 24CC EFILE HX APP CP 021124

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